

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10600 JONWOOD WAY, IN THE HERITAGE HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2022-0085, on file at the Housing and Planning Department, as follows:

Being 5.4858 acres of land out of the JAMES O. RICE SURVEY No. 31, Abstract No. 675, in Travis County, Texas, said 5.4858 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 10600 Jonwood Way in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20110113-061 that established zoning for the Windsor Hills Combined Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.4858 ACRES (238,963 SQUARE FEET) OUT OF THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.49 ACRE TRACT CONVEYED TO ROBERT L. ROCK IN VOLUME 10990, PAGE 1268 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 5.4858 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
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www.4wardls.com

BEGINNING, at a 1/2-inch iron rod found for the northeast corner of said 5.49 acre tract, being the southeast corner of Lot 2, Block H of Collinwood West Section II-A, a subdivision recorded in Volume 86, Page 40C-40D of the Plat Records of Travis County, Texas (P.R.T.C.T.), said Lot 2, Block H having been conveyed to Sarah Elizabeth Williams in Document No. 2015160848 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), also being in the west line of a called 7.337 acre tract conveyed to Stratus Properties Operating Co., L.P. in Document No. 2017087260 (O.P.R.T.C.T.), for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron pipe found for the northeast corner of said Lot 2, Block H, being the southeast corner of Lot 1 of said Block H, Collinwood West Section II-A, being in the west line of said 7.337 acre tract, bears, N21°04'19"E, a distance of 58.93 feet;

THENCE, with the east line of said 5.49 acre tract and said 7.337 acre tract, **S28°04'22"W**, passing at a distance of 453.02 feet a 1/2-inch iron rod found for a point on line, continuing for a total distance of **483.54** feet to a calculated point inundated in the waters of the South Branch of Walnut Creek (also known as Polecat Hallow) for an angle point hereof, said point being an angle point in the east line of said 5.49 acre tract, being the southwest corner of said 7.337 acre tract, being an angle point in the west line of a called 0.74 acre tract conveyed to Robert L. Rock in Volume 3859, Pages 2254-2256 of the Deed Records of Travis County, Texas (D.R.T.C.T.), also being the northeast corner of a called 0.74 acre tract conveyed to Robert L. Rock in Volume 3859, Page 2246 (D.R.T.C.T.);

THENCE, with the south line of said 5.49 acre tract, with the north line of said 0.74 acre tract conveyed to Robert L. Rock in Volume 3859, Page 2246, and along the approximate centerline of said South Branch of Walnut Creek, the following three (3) courses and distances:

- 1) **S56°33'57"W**, a distance of **62.69** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point and most southerly corner hereof,
- 2) **N75°36'03"W**, a distance of **46.54** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 3) **N23°19'03"W**, a distance of **62.78** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being the northwest corner of said 0.74 acre tract conveyed to Robert L. Rock in Volume 3859, Page 2246, also being the east corner of Lot 27, Block M, North Acres Section 1, a subdivision recorded in Volume 7, Page 117 (P.R.T.C.T.), said Lot 27 having been conveyed to Barbara P. Mink in Volume 13261, Page 2985 (R.P.R.T.C.T.);

THENCE, with the west line of said 5.49 acre tract, in part with the northeast line of said Lot 27, Block M, in part with the northeast line of Lot 26A, Resubdivision of Lots 24A and 25 of the Resubdivision of A Portion of Block M, North Acres Section 1, and Resubdivision of Lot 26, Block M, North Acres Section 1, a subdivision recorded in Volume 19, Page 33 (P.R.T.C.T.), said Lot 26A having been conveyed to Barbara P. Mink in Volume 13261, Page 2985 (R.P.R.T.C.T.), in part with the northeast line of Lots 25A and 24B of said , Resubdivision of Lots 24A and 25 of the Resubdivision of A Portion of Block M, North Acres Section 1, and Resubdivision of Lot 26, Block M, North Acres Section 1, said Lot 25A and 24B having been conveyed to Mathew and Lara Hess in Document No. 2010191822 (O.P.R.T.C.T.), the following two (2) courses and distances:

- 1) **N28°39'28"W**, passing at a distance of 160.90 feet a 5/8-inch iron rod found for the common east corner of said Lot 27, Block M and said Lot 26A, continuing for a total distance of **307.07** feet to a 3/4-inch iron pipe found for an angle point hereof, said point being in the northeast line of said Lot 25A, and
- 2) **N21°55'18"W**, a distance of **251.76** feet to a 3/4-inch iron pipe found for an angle point hereof, said point being the north corner of said Lot 24B, also being the southeast corner of Lot 11, Block M, Resubdivision of A Portion of Block M, North Acres, Section 1, a subdivision recorded in Volume 7, Page 145 (P.R.T.C.T.), said Lot 11, Block M having been conveyed to Jason Davis Traweck in Document No. 2013011923 (O.P.R.T.C.T.);

THENCE, with the west line of said 5.49 acre tract and the east line of said Lot 11, Block M, the following two (2) courses and distances:

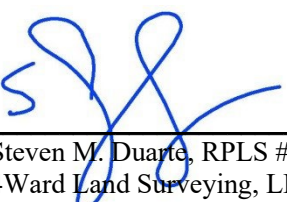
- 1) **N01°54'23"W**, a distance of **85.37** feet to a 1-inch iron pipe found for an angle point hereof, and
- 2) **N33°22'02"W**, a distance of **88.32** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being an angle point in the northeast line of said Lot 11, Block M, also being the southeast corner of Lot 12-A, Phalke Subdivision, a subdivision recorded in Volume 49, Page 62 (P.R.T.C.T.), said Lot 12-A having been conveyed to Stephanie Julia Vyborny in Document No. 2016042876 (O.P.R.T.C.T.), from which a 1/2-inch iron pipe found for the common west corner of said Lot 11, Block M and said Lot 12-A, being in the east right-of-way line of a cul-de-sac of Hollybluff Street (50' right-of-way), bears, **N52°07'05"W**, a distance of 58.87 feet;

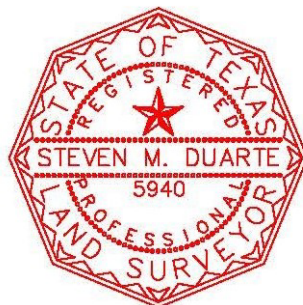
THENCE, with the west line of said 5.49 acre tract and the east line of said Lot 12-A, **N05°23'58"E**, a distance of **68.51** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northwest corner hereof, said point being the northwest corner of said 5.49 acre tract, also being an angle point in the southwest line of Lot 41, Block A, Collinwood West Section II-C, a subdivision recorded in Volume 102, Pages 115-117 (P.R.T.C.T.), said Lot 41 having been conveyed to Collinwood West Homeowners Association, Inc. in Document No. 2000104617 (O.P.R.T.C.T.),

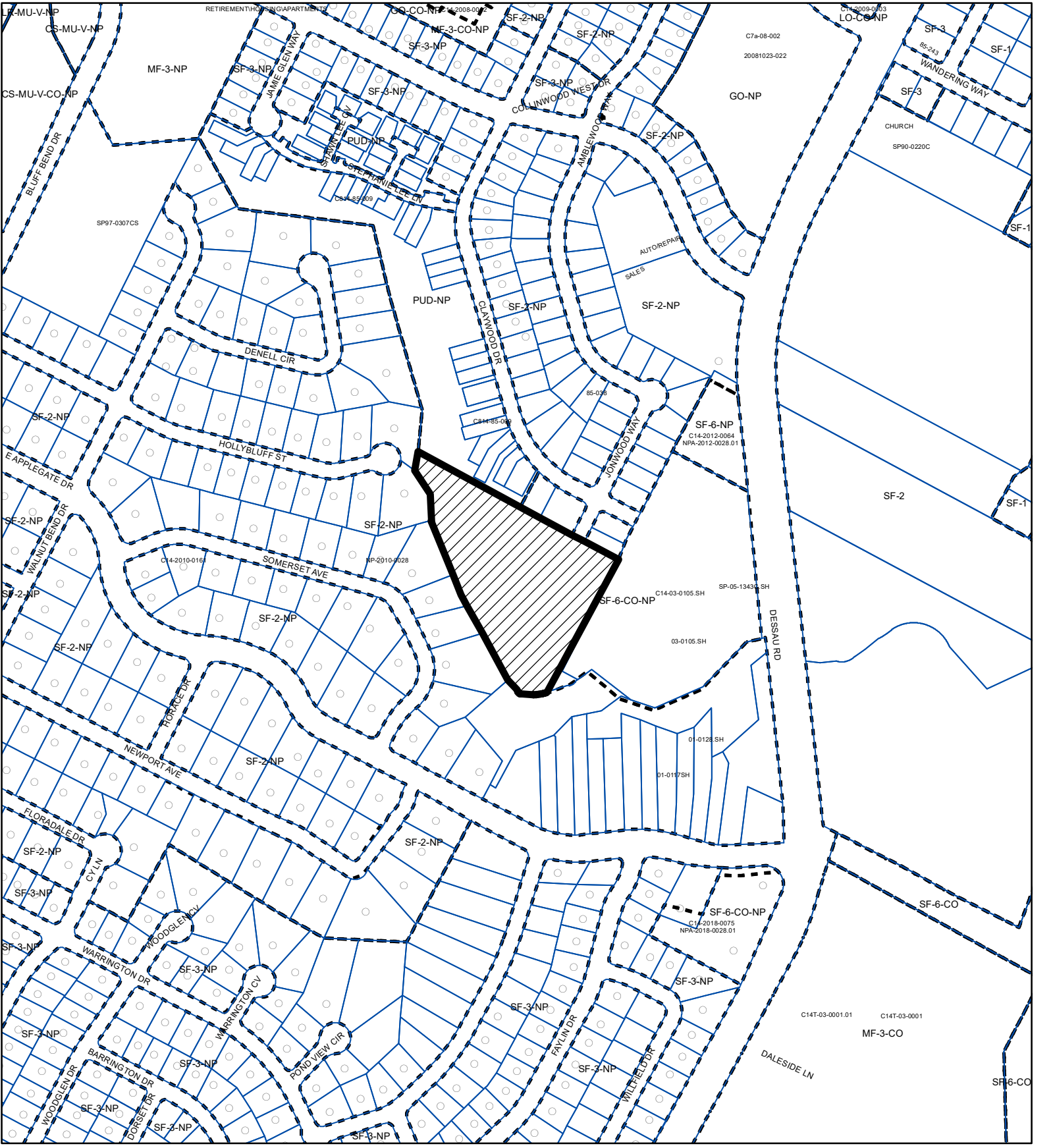
THENCE, with the northeast line of said 5.49 acre tract, in part with the southwest line of said Lot 41, in part with in part with the southwest lines of Lot 1 and Lot 2 of Block G of the Amended Plat of Lots 1 and 2, Block G, Collinwood West Section II-A, a subdivision recorded in Document No. 199900128 (O.P.R.T.C.T.), said Lots 1 and 2, Block G of the Amended Plat of Lots 1 and 2, Block G, Collinwood West Section II-A having been conveyed to Michael Joseph Cuba in Document No. 2014053257 (O.P.R.T.C.T.), in part with the southern terminus of Jonwood Way (50' right-of-way, this portion of Jonwood Way having been platted in said Collinwood West Section II-A), and in part with the south line of said Lot 2, Block H, **S61°59'22"E**, passing at a distance of 363.72 feet a 1/2-inch iron rod found for the common corner of said Lot 41 and said Lot 2, Block G, and continuing for a total distance of **720.41** feet to the **POINT OF BEGINNING** hereof, and containing 5.4858 Acres (238,963 Square Feet) more or less.




NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000088251659. See attached survey map (reference drawing: 01353 rev.dwg)


 3/10/22
 Steven M. Duarte, RPLS #5940
 4Ward Land Surveying, LLC
 TBPLS Firm #10174300





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT B

ZONING CASE#: C14-2022-0085

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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